

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

118 Duffy Street, Epping Vic 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$870,000

&

\$950,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Epping

Period - From

01/04/2025

to

30/06/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Eskay Rd EPPING 3076	\$945,000	14/06/2025
2	138 Epping Rd EPPING 3076	\$900,000	14/03/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/07/2025 10:35



7 3 2

Property Type: House
Land Size: 536 sqm approx
Agent Comments

Comparable Properties

16 Eskay Rd EPPING 3076 (REI)

Agent Comments

5 2 4

Price: \$945,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 535 sqm approx



138 Epping Rd EPPING 3076 (REI/VG)

Agent Comments

5 3 2

Price: \$900,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 387 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.